



Fairview
Claypole, Newark

BROWN & CO



Fairview, 7 Main Street, Claypole, Newark

Nestled in a rural setting, this charming three-bedroom detached bungalow offers an idyllic lifestyle with uninterrupted views across open fields and a picturesque outlook towards the village church. The property boasts a spacious and versatile layout, with room for upgrading the fixtures and fittings of the kitchen and bathroom.

Inside, you'll find a welcoming entrance hall leading to a bright and airy lounge/diner, complemented by large windows that frame the beautiful countryside vistas, a kitchen with access to the side elevation and three well-proportioned bedrooms that offer comfort and flexibility along with a family bathroom and wc to complete the internal accommodation.

Outside, the property enjoys generous gardens, ideal for relaxing and taking in the surrounding scenery along with ample off street parking and a double garage.

With its unique position and stunning outlook, this home combines privacy with a strong sense of community available in the village.



ACCOMMODATION

Entrance Hall

with built in cloaks cupboard and door to;

Hallway

With storage cupboard housing hot water tank, radiator.

Kitchen

Double glazed casement window to side elevation, fitted wall and base units with stainless steel double drainer sink, space and plumbing for washing machine, built in storage, ideal classic boiler, door to side elevation and door to;

Lounge/Diner

Double glazed casement window to front and side elevation, open fire with stone surround, three radiators.

Bedroom One

Double glazed casement window to rear elevation, radiator.

Bedroom Two

Double glazed casement window to rear elevation, radiator.

Bedroom Three

Double glazed casement window to front elevation, radiator.

Bathroom

Double glazed casement window to rear elevation, two-piece suite comprising sunken bath with shower over, wash basin in vanity unit, part tiled walls, radiator.

WC

Double glazed casement window to rear elevation, low flush WC.

Attached Double Garage

Double glazed picture window to side elevation, fuse box.

Outside

The property sits in a generous plot of 0.16 of an acre with open field views along with a lovely view of the nearby St Peter's Church. The front elevation offers a large tarmac driveway, lawned garden and fenced/walled boundaries. The rear elevation offers a large patio area, lawned garden and hedged boundaries.

Services

We understand the property offers mains water, gas, electric and mains sewage.

Tenure & Possession

Freehold with vacant possession upon completion.

Broadband & Mobile

We understand from the Ofcom website that standard and superfast broadband are available in the area with a max download speed of 44 mbps and max upload speed of 8 mbps. Mobile coverage varies from each provider so interested parties are advised to make their own enquires via their providers website.

Buyer Identity Check

Please note that prior to acceptance of any offer, Brown&CoJHWalter are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted.

Council Tax

Band D

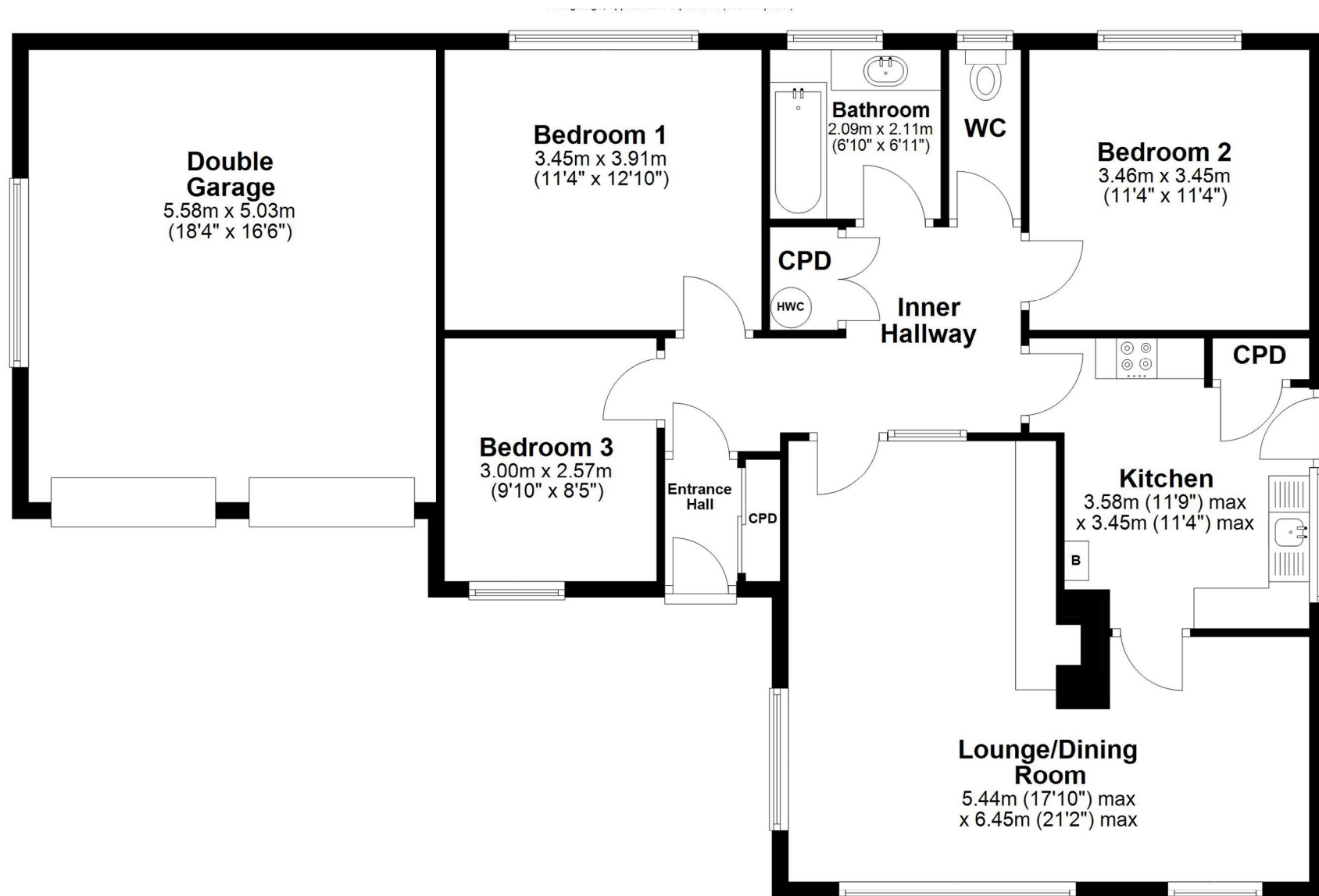
Agent

James Mulhall

01522 504304

lincolncitycentre@brown-co.com





Main area: Approx. 92.7 sq. metres (998.3 sq. feet)

Plus garage, approx. 28.1 sq. metres (302.0 sq. feet)

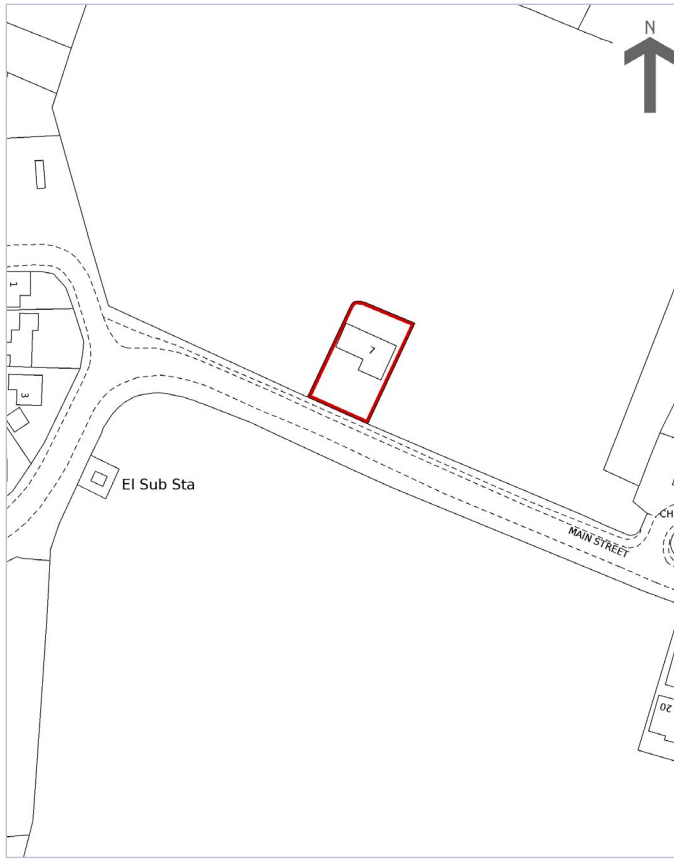
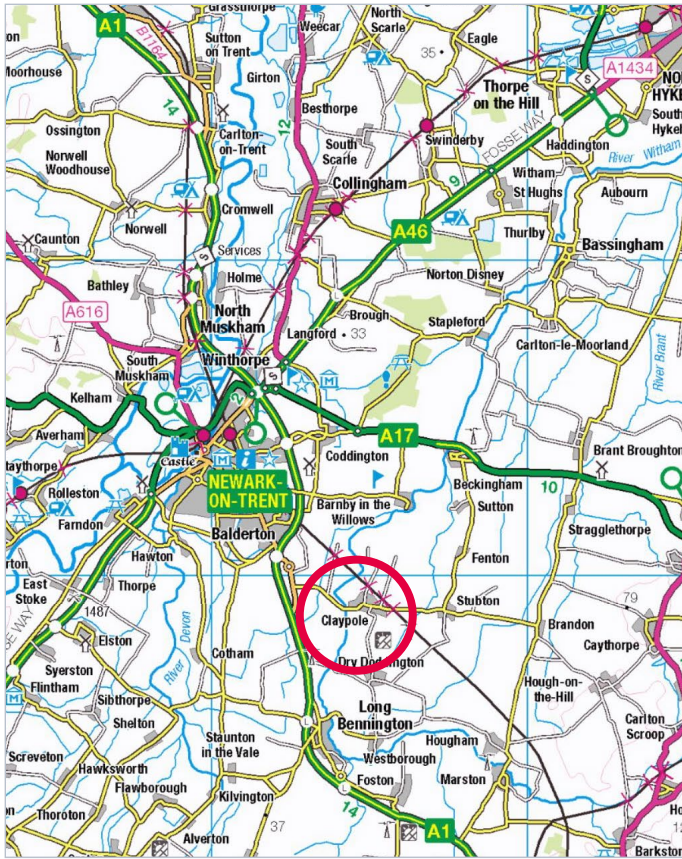
SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.

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Plan produced using PlanUp.

Fairview, Claypole





Directions - NG23 5AD

From the A1 follow signs for Claypole and proceed on Great North Road. Then turn right onto Shire Lane which leads into Main Street where the property can be found on your left hand side.

<https://what3words.com/prospers.slider.loyal>

Energy performance certificate (EPC)

7 Main Street Claypole NEWARK NG23 5AD	Energy rating D	Valid until: 4 November 2035
		Certificate number: 9699-4353-0222-3503-3953

Property type
Detached bungalow

Total floor area
95 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	76 C
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

IMPORTANT NOTICES

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